



**GRASSROOTS**  
REALTY GROUP

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**124 2 Street W  
Brooks, Alberta**

**MLS # A2269438**



**\$575,000**

<b>Division:</b>	Downtown
<b>Type:</b>	Business
<b>Bus. Type:</b>	Retail
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	Home Hardware
<b>Size:</b>	8,926 sq.ft.
<b>Zoning:</b>	C-C

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Rubber	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Exterior:</b>	Concrete, Mixed	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.14 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, Interior Lot
<b>Inclusions:</b>	Furniture, fixtures, equipment and inventory to be determined at time of offer.		

A Longstanding Local Business Opportunity! Here's your chance to own and operate a well established Home Hardware store that has proudly served Brooks and area by the same family / owners since 1980. Located in the heart of downtown, this business has been a staple in the community for decades known for exceptional service, trusted advice, and for carrying those hard-to-find items customers can't get anywhere else. This turnkey business offers a diverse selection of home goods, repair materials, and improvement supplies, appealing to both homeowners and contractors. The sale includes all inventory, which represents a significant portion of the list price, providing immediate value and income potential for the buyer. Whether you're a hands on entrepreneur ready to take over a respected family-run business or an investor looking to expand your retail portfolio, this opportunity combines location, reputation, and profitability. (Note: The building and land are available separately MLS#A2269455, purchase together for a complete owner-operator package.)